



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UT 84060
SUMMIT COUNTY, UTAH**

December 10, 2015

CLOSED SESSION

The City Council met in Closed Session at approximately 3:20 p.m. Council Members in attendance: Mayor Jack Thomas, Andy Beerman, Tim Henney, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff Members Present: Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Dave Gustafson, Sustainability; Clint McAfee and Jason Christensen, Public Utilities. Others in attendance included Council Member-Elect Becca Gerber.

Council Member Peek moved to close the meeting to discuss property, personnel and litigation. Council Member Simpson seconded the motion. Motion carried.

Council Member Peek moved to adjourn from closed meeting. Council Member Beerman seconded the motion. Motion carried.

WORK SESSION

Council Questions and Comments:

Council Member Beerman stated he attended the Leadership event at Myles Radaman's home, as well as a Community Solar meeting. He indicated volunteers would be needed to get the word out about solar energy. He noted he was pleased to see the police enforcing the no idling policy, especially with taxis, since he expressed his concern at the last meeting. He also expressed pride for this community, and spoke of two residents who went to Paris, France to speak at the Climate Change Conference on climate change and gender equity. He also accompanied Mayor Thomas to the MLK Commission's 25th Anniversary celebration for human rights at the Capitol Rotunda. He asked himself what Park City was doing to promote equality, and thought of the ElevateHer challenge and the work being done by Mayor Thomas and Diane Foster on poverty.

Council Member Simpson stated she attended the Board of Health meeting, where she saw Mel Brown and Kraig Powell from the State Legislature. She also attended the Joint Transportation Advisory Board meeting and the Planning Commission meeting, and noted she thanked the Planning Commission for all their hard work.

Council Member Henney stated he attended the Mosquito Abatement meeting, and indicated they had leftover funds in the budget. He stated Vail announced an affordable

housing plan and also had a staffer working on energy, which to him represents an alignment with a City priority. He was glad to see entities aligned to reach specific goals.

Council Member Peek noted he attended the Deer Valley opening event and was impressed with the customer service he saw there.

Mayor Thomas stated he attended the Deer Valley opening event, the Shop with a Cop function, he walked through the 1440 Empire project, went to a gingerbread house competition at the library, attended a Leadership function, saw the Nutcracker performance at McPolin Elementary, attended a Menorah lighting ceremony, a Police Department dinner, and the MLK Commission's 25th Anniversary celebration.

There was discussion on creating a variable message sign near the roundabout by Main Street. Mayor Thomas thought if there was a life/safety factor, it should be considered.

Park City Chamber of Commerce/Convention & Visitors Bureau Winter Update 2016:

Bill Malone and Jim Powell with the Chamber of Commerce were present for this item. Malone stated the City was coming up on its busiest time of the year with regard to sales tax revenue. He asserted the Chamber created focus groups in New York and Los Angeles with groups that came skiing here, as well as with those who skied in the Rocky Mountains, but who had never come to Park City. Many people knew about the ski resorts but not about the community, so the ad campaign for this year would be focusing more on the Park City community and its amenities.

Powell gave a PowerPoint presentation on where the Chamber was advertising, which included print, digital media, and network television. He showed a 15 second commercial and noted the music was composed by Mary Beth Maziarz, a local artist. He also noted Park City was being advertised in the Ski Utah co-op campaign as well as in national and international co-ops. Powell spoke about the Chamber's public relations campaign and stated there had been 300 articles printed about Park City this year.

Malone stated the Chamber was improving in gathering data and being able to forecast hotel occupancy. He spoke about a new project called "Share Park City," which was a video that would help new employees learn about the area so they will be able to converse with tourists. Another event, "ThinAir Innovation Festival," was being planned for the last week of the ski season, April 6-9, 2016, which should attract business conventions to the City.

Water Conservation Update:

Jason Christensen, Public Utilities, gave a PowerPoint presentation and reported on the City's water conservation goal of achieving a 25% reduction in water usage by 2025. He indicated that water usage in 2014 came in lower than in 2013, and stated the water loss in 2013 was concerning, and it was an opportunity to focus on water loss in order to meet the 2025 goal. Council Member Matsumoto asked if the loss was due to old pipes, and also asked if other cities had been talked to. Christensen stated the industry hadn't found a

standard measure to calculate water loss. Council Member Beerman hoped that secondary water would be tracked as well.

Christensen indicated finding and fixing system leaks was a main focus in achieving the City's conservation goal. Council Member Matsumoto asked to clarify which leaks would be getting attention. Christensen stated leaks that were in the public distribution system before reaching a meter. He stated there were software, sensors and meter maintenance solutions that were budgeted to reduce the water loss figure in the short term. Council Member Simpson stated she was pleased with the number of residents that had signed up for the Water Smart program, and asked if Christensen had figures on how many had signed up. Christensen stated residential users received six notices per year, whether they were signed up or not, about the program and measuring the residential usage. Commercial users were sent an email once per year. Council Member Henney asked if the portal could handle 100% of users signing up for Water Smart Portal System, and inquired if it would be beneficial to make the program mandatory. It was indicated that even if residents were signed up, they would have to use it in the home in order to see the effects of conservation.

Conceptual Design for Possible Ice Arena Expansion:

Amanda Angevine, General Manager for Park City Ice Arena, Brian Connelly, Victus Advisors, and Craig Elliott with Elliott WorkGroup, were present to discuss this item. Angevine stated there had been a need for an expanded ice rink for some time. She indicated an RFP was sent out this summer and Victus Advisors was chosen to do the study.

Connelly gave a PowerPoint presentation on the study, which was included in the packet materials. He indicated that in 2015, the arena had 92% usage of available ice hours, which was 13-15 hours of on-ice usage per day. He also noted that \$100,000 was tracked as "lost business" because there was no available ice time for some groups wishing to schedule. He discussed the cost of other ice rinks. Elliott stated the Murray Ice Arena was comparable to what Park City would want in an arena. Connelly stated that from conducting focus groups and receiving community feedback, it was noted that users wanted a second sheet of ice, enhanced off-ice training space, an enhanced sound system, dedicated concessions space, larger work space for employees, retail space, upgraded ice equipment and backup systems, more locker space, etc. He also reviewed the demand assessment for a new facility.

Elliott presented six options: Option 1A was constructing an additional outdoor ice sheet adjacent to the building, and noted that this option would limit the time frame for ice performance. Option 1B would be located further away from the building, but the soccer field would be saved. Option 2A would construct a 500 seat indoor ice sheet on the current site. This would restrict some of the support space. Option 2B would construct a 1,500 seat indoor ice sheet on the current site and would include the extra work space, locker space and prep space. He noted that moving the entrance to the north of the building was being considered since that was closer to the parking lot. It was noted that a number of things would need to be done to the existing building to bring it up to par: mechanical systems, insulation, sound system, locker room, etc. Option 2C was the same as 2B, but it would

accommodate future expansion. Council Member Peek asked if there was an altitude restriction for the facility. It was indicated there were no restrictions. Council Member Simpson asked why the outdoor Option 1B was not located behind the first sheet. Elliott stated there would be less excavation in the proposed layout, and also property lines could not be crossed.

Option 3A was constructing a 2,500 seat indoor ice sheet on the adjacent site, but the cost of operations would increase because staff would need to be doubled. Option 3B was constructing a new two-sheet arena on the adjacent site and re-purposing the current site. Elliott noted that from an energy standpoint, this would be the most energy conscious choice. Option 3C was constructing a new two-sheet arena on the adjacent site that would accommodate future expansion. Council Member Beerman asked about energy efficiency. Elliott noted the cost to make the current facility energy efficient would be higher because there were significant energy codes to which the building was currently non-compliant. In addition to the before mentioned needed upgrades, he stated the current roof might not have the capacity to have solar panels. Also, there was not a good way to heat the seating areas. Council Member Simpson asked what the cost would be to re-purpose the current site into a field house. Elliott estimated that cost to be \$500,000. Council Member Matsumoto asked when the master development plan was due, and was informed it would be completed in April. Council Member Matsumoto asked for an estimated cost if a pool was constructed in the current site, to which the estimate given was \$10 million.

Operating cost projections for the recommended Options 1A, 2B and 3B were given. Council Member Simpson asked how the cost recovery figures were supported. Connelly noted the figure assumed a stabilized figure, and stated that numbers are stabilized at year three of business operations. Connelly indicated possible funding options could include general obligation bonds.

Council Member Peek was interested to see if this project would delay the achievement of the City's net zero energy goal. Council Member Matsumoto stated she needed to wait until the master plan came out before making any decisions, and also wanted to discuss this with other entities within the county. She thought the City should consider scaling back. Council Members Beerman and Henney agreed. Council Member Simpson also agreed with Council Member Matsumoto, and hoped other entities could contribute financially to the project. Council Member Matsumoto stated there were many visitors to the community that might be contributing to the tax base, which would help offset the expense. She also thought the option of an Olympic size building should be discussed with the community. Mayor Thomas summarized that the Council was all in agreement with the impact in relation to the use within the community. He thanked the group for their work and the options that were given.

Regional Collaboration Update:

Foster stated Ann Ober was excused due to being sick. The Council had no questions on this topic.

REGULAR MEETING

I. Roll Call

Attendee Name	Title	Status	Arrived
Jack Thomas	Mayor	Present	
Andy Beerman	Council Member	Present	
Tim Henney	Council Member	Present	
Cindy Matsumoto	Council Member	Present	
Dick Peek	Council Member	Present	
Liza Simpson	Council Member	Present	
Diane Foster	City Manager	Present	
Mark Harrington	City Attorney	Present	
Matt Dias	Assistant City Manager	Present	
Michelle Kellogg	City Recorder	Present	

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Manager's Report: I-80 Corridor Study - Mountain Accord:

2. Manager's Report: Park City Library Renovation Featured In Library Journal's Year In Architecture 2015:

The Council members expressed that the article was very well done.

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Carolyn Frankenburg referred to the leash law in Park City. She felt dogs needed to run and hoped that the leash law could be changed. She used the trails daily and felt dogs should be free to romp. She gave some suggestions for this problem: alternating use days for trails, having separate dog trails, etc. Council Member Matsumoto stated the leash law would be discussed by the Council next week. Foster stated that time would be given for public input after the presentation in the Work Session on December 17th. She also noted that this item would be on the regular meeting held on January 7th or 14th.

Gincy Plummer agreed with the need for a leash law change. She hoped that this law would be reviewed and reformed within the City and the county. Council Member Simpson stated the City Council and County Council had a good relationship and this could be discussed. Mark Harrington emphasized residents should attend the next City Council meeting. He noted there were many outreach efforts and enforcement options.

Frankenburg was concerned that this issue would be discussed the week before the holiday, and people would not attend because of heavy schedules. Foster stated that discussion would take place next week with regard to which ordinances needed to be changed and a process would be laid out if the Council was interested in changing the law. Council Member Henney stated there was a good program on KCPW this morning in the local news hour that explained the current ordinance and addressed many of these issues.

IV. CONSENT AGENDA

1. Approval of the FY2015 Audit Report and Comprehensive Annual Financial Report:

2. Council Approval of Type 2 Convention Sales Licenses:

3. Authorize the City Manager to Enter into a Professional Service Provider Agreement, in a Form Approved by the City Attorney, with CRSA, Inc., in the Amount of Ninety Thousand Nine Hundred Thirty Five Dollars (\$90,935) for a Structural Analysis of the McPolin Barn:

4. Approve a Three-Year Term Lease for Administrative Office Space at the 1353 Park Avenue Fire Station for the Mountain Trails Foundation in a Form Approved by the City Attorney:

5. Approve Local Consent for Special Event Temporary Alcoholic Beverage Licenses During the 2016 Sundance Film Festival:

Council Member Henney moved to remove Item 4. Approve a Three-Year Term Lease for Administrative Office Space at the 1353 Park Avenue Fire Station for the Mountain Trails Foundation in a Form Approved by the City Attorney, from the Consent Agenda. Council Member Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Henney, Matsumoto, Peek, and Simpson.

Council Member Henney moved to approve the remaining items on the Consent Agenda. Council Member Simpson seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Henney, Matsumoto, Peek, and Simpson.

V. NEW BUSINESS

1. Approve a Three-Year Term Lease for Administrative Office Space at the 1353 Park Avenue Fire Station for the Mountain Trails Foundation in a Form Approved by the City Attorney:

Council Member Beerman stated he was an Advisory Board member and Council Member Henney was a Board member so Council Member Henney recused himself from the discussion. Council Member Beerman asked if false expectations were being created because the City planned to pull out of the lease next year when the building would be demolished. Glidden stated Charlie Sturgis was informed that demolition would take place prior to the expiration of the lease, and Sturgis indicated he was happy to be there until that time. Council Member Beerman asked if three, one-year leases could be signed instead.

Council Members Simpson, Matsumoto and Peek disagreed, and stated the current lease was fine since Sturgis knew of the possibility.

Council Member Simpson moved to approve a three-year term lease for administrative office space at the 1353 Park Avenue Fire Station for the Mountain Trails Foundation in a form approved by the City Attorney. Council Member Matsumoto seconded the motion.

RESULT:	APPROVED
AYES:	Council Members Beerman, Matsumoto, Peek, and Simpson
RECUSED:	Council Member Henney

2. Consideration of Holding a Special Meeting between January 19-21, 2016, for Late Type 2 Convention Sales License (CSL) Applicants for Approval:

It was indicated that staff received an email from Mike Sweeney, who wanted to express his support of scheduling a special meeting.

Council Member Simpson moved to table the consideration of holding a special meeting to be held between January 19-21 for late Type 2 Convention Sales License (CSL) Applicants for Approval. Council Member Beerman seconded the motion.

RESULT:	TABLED	Until: 1/14/2016
AYES:	Council Members Beerman, Henney, Matsumoto, Peek, and Simpson	

VI. STUDY SESSION

1. Discussion on Latino Issues in the Park City Area:

Mayor Thomas explained this portion of the meeting would be a study session so that the audience could interact in the discussion freely with the Council. Introductions were given by those sitting at the table. Citizens, business owners, and school representatives were represented, in addition to the Council. Foster referred to her staff report in the packet, but stated she wanted to hear from those at the table. A report was read updating the group on community issues. A meeting was held in August to discuss the needs of Latino families and low income housing. A second meeting took place at the library. Five goals were discussed: 1. Affordable housing, including the need for apartments and landlords that would treat Latinos respectfully. 2. Equal treatment of workers and a level of pay to afford to live in Park City. 3. Children's ability to access the City and county recreation programs. 4. Need for affordable, high quality daycare for low income families. 5. Programs for adults in the community. Currently, the community offered lower level English classes, but not higher level classes. There was also a need for a central place where Latino families could get information to help them with getting the above mentioned services. Short-term goals were English classes. Medium-term goals were after-school programs and affordable programs for teenagers. Several Latinos reiterated that they didn't know who to go to in order to find out what services were available, and asked if one person in the City offices could be assigned to help the Latino community with their questions. Long-term goals were affordable housing and having a community center.

It was noted that 25% of the population in the community was Latino, and it was their hope that this group could help create a long-term solution for all residents in the community. There was discussion on program administrators considering work hours when programs are offered. Latinos also expressed the desire that their children have the same opportunities that others in the community have.

Mayor Thomas stated that the thoughts and hopes expressed were very clear. He indicated it was important that Latinos were here tonight and stated they were an important part of the community. Council Member Henney was pleased the Latino group was here and part of the community, and was saddened that they felt segregated from the rest of the community. He noted the City was evolving rapidly, and asserted affordable housing in a fast growing community should have been planned for years ago. He stated from this point forward he would like to help Latinos feel more integrated in the community.

Council Member Beerman stated Latinos made up a large part of the community and they were valued. He wanted to ensure that they felt more included in the community. He felt the five goals could be achieved, and thought the City, county, churches and other non-profit organizations could make these goals a reality, but the Latinos needed to be a part of the process as well.

Council Member Simpson stated she agreed with Council Members Henney and Beerman. She was pleased to see leadership coming from the Latino community. One former struggle was to hear the needs from Latinos. She requested that Latinos stay involved in this discussion.

Council Member Matsumoto indicated she was pleased with the turnout tonight. She thought the issues could be solved, but other groups would need to help, including the Latino group. She thought the business community should be involved in offering employee classes, etc. She asked about the recreation programs being offered. Council Member Simpson asked if the City wasn't offering the right programs, or programs at the right times. It was indicated that programs were needed during the summer, but the rec center wouldn't offer those after-school type programs during the summer months. Ken Fisher, Recreation Manager, stated the City ran an after-school program in conjunction with Holy Cross Ministries at Parley's Elementary, Jeremy Ranch Elementary, McPolin Elementary and Ecker Hill Middle School. Some in attendance weren't aware of these programs.

Council Member Peek stated the Latinos were important members of the community, and Park City couldn't function without their help and hard work. He appreciated their organization and well-articulated needs.

Council Member Matsumoto stated there was a former employee who helped the Latinos with issues, but this employee no longer worked for the City. She asked if another employee could be given this assignment. Foster knew this was a critical role. It was indicated this employee had a tremendous knowledge of labor laws and was very thorough in her efforts. A school official thanked Foster and Mayor Thomas for having this meeting, and noted the need for this communication. Council Member Simpson stated there was a

need to determine who would do what to resolve these issues. Foster appreciated that nobody was pointing a finger at one entity to fix the problems. It was discussed that representation from the City was needed to deal with housing and police issues, and an inquiry was made if there was a county representative that could be a liaison. Foster stated there were county representatives in this group, but they were not present tonight.

With regard to housing, it was indicated that there were 10-12 people living in one room apartments because there was no affordable housing. Foster indicated the City's long-term housing goal included a \$30 million budget to help with this issue. It was requested to have a City employee designated to help Latinos when they had problems. Council Member Matsumoto asserted there were many classes and story times at the library and she hoped Latinos would take advantage of the library programs. It was also noted that a Spanish speaking liaison would be hired to help with all programs at the library.

A Latino gentleman stated he had lived in Park City 14-15 years and had worked for Treasure Mountain Middle School for 10 years. Park City MARC and Basin have scheduled hours for classes, but the Latino community had different needs than the classes offered. He indicated the youth needed these after-school programs in order to stay away from trouble. There was also overcrowding in housing. Now that these issues had been put on the table, he hoped entities could begin working on the issues. He noted there was not much involvement from the parents in the current programs. It was noted that the MARC fliers for school distribution were being translated into Spanish so some progress was being made in that area.

Mayor Thomas stated he had attended many meetings, and this was a process. But as was heard tonight, the Council committed to work to solve these issues. He indicated that it would be fundamental that the Latinos stay involved.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.